

REPORT TITLE: NORTH CAMBRIDGE FRAMEWORK FOR CHANGE

To: Cabinet 21st October 2025

Lead Member: Gerri Bird, Cabinet Member for Housing

Report by:

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Wards affected:

Arbury, King's Hedges, West Chesterton, East Chesterton

Director Approval: Director Lynne Miles confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Executive Councillor for decision.

1	Recommendations
1.1	<p>That Cabinet notes:</p> <ol style="list-style-type: none"> I. The Council's corporate vision for <i>North Cambridge – the Framework for Change</i> – and the Consultation Report II. The analysis of the area, its opportunities and challenges, the council's strategic objectives, the Design Code, which is now a Supplementary Planning Document, and the outcome of the local consultation exercise carried out in May/June 2024 III. The wide range of issues identified that will require co-operation across a range of Council teams and external agencies. IV. The steps proposed in the report to co-ordinate response to these issues. Different funding streams will have a role in meeting these objectives and financial constraints will affect the pace of progress. Localised development proposals will also contribute. V. The recommendations support increased council housing in the city and the council's bid for a Strategic Partnership with Homes England VI. That a public consultation process will take place in autumn 2025 on the North Cambridge Framework for Change Report and in parallel the proposals for Arbury Court and Kingsway, parts of Brackley Close, Rutland Close and Verulam Way

<p>1.2</p>	<p>That Cabinet agrees to:</p> <ol style="list-style-type: none"> I. Approve that the Arbury Court and Kingsway, parts of Brackley Close, Rutland Close and Verulam Way scheme be included in the Housing Capital Programme, with an indicative capital budget of £81,200,000 subject to Homes England Funding to cover all site assembly, construction costs, professional fees and further associated fees, to deliver a mixed tenure housing scheme which meets the identified need in Cambridge. Budget will be drawn down from the sum already approved for investment in new homes and not yet allocated. II. Authorise the Assistant Director, Development in consultation with the Cabinet Member for housing to approve variations to the scheme including the number of units and mix of property types, sizes and tenure. III. Delegate authority be given to the Cabinet Member for Housing in conjunction with the Assistant Director, Development to enable the sites at Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way to be developed through Cambridge Investment Partnership (CIP) or through an alternative procurement route subject to a value for money assessment to be carried out on behalf of the Council. IV. Authorise, subject to III, the Assistant Director in consultation with the Cabinet member for Housing to approve the transfer of the land for Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way shown edged red on the attached plan in Appendix 3 and 5 to a third party for redevelopment. The transfer will be at a value provided by a further independent valuation. V. Authorise, subject to III, the Assistant Director of Development in consultation with the Cabinet member for Housing to approve an Affordable Housing Agreement with a third party for the purchase of 206 affordable homes. This agreement will be at a value provided by an independent valuer. VI. With effect from the submission of a planning application for Arbury Court, approve (a) the purchase of the leasehold and freehold properties and (b) the issue of Home Loss and Disturbance payments to qualifying Council occupiers and Home Loss, Basic Loss and Disturbance payments to qualifying owners at the addresses at Arbury Court, Kingsway, Brackley Close, Verulam Way and Rutland Close detailed in this report. VII. Delegate authority to the Assistant Director of Development to make a Compulsory Purchase Order in respect of any leasehold interests at Kingsway, Brackley Close and Arbury Court and any of the 5 freehold households on Rutland Close and Verulam Way identified for possible redevelopment that cannot be acquired by private treaty within a reasonable timescale and at a reasonable cost subject to the Director of Place being satisfied that there is a compelling case in the public interest for the use of compulsory purchase
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	<p>powers, and that all legal and policy requirements for the making and confirmation of a CPO have been met</p>
VIII.	<p>Delegate authority to the Assistant Director, Development to serve initial Demolition Notices under the Housing Act 1985.</p>
IX.	<p>Delegate Authority to the Assistant Director of Housing and Homelessness to approve a local lettings plan for the proposed developments.</p>
X.	<p>Approve that a budget of £10,000 be allocated out of the approved new build housing budget and the use of the land at the Woodhouse Way as a site for delivery of modular (pod) housing to serve former rough sleepers.</p>
XI.	<p>Delegate authority to the Chief Property Surveyor in consultation with the s151 Officer to approve the terms of lease of the land at Woodhouse Way to a third-party charitable organisation.</p>

2	Executive Summary
2.1	<p>The council has an opportunity to invest in one of the most deprived parts of the city and truly change people's lives through a coordinated place-making approach delivering new homes, new community facilities, and giving a new lease of life to a much-loved shopping centre. Up to 410 new homes are proposed including at least 206 council homes replacing sub-standard existing council homes – with the new homes built to meet modern space standards, and to be more energy efficient and cheaper for tenants to run.</p> <p>There is also the opportunity to deliver an additional 200 homes (potentially 100 council homes).</p> <p>By delivering regeneration in a coordinated way in the north of the city, we will also be able to consider improvements to parks and open spaces, streets and travel, and community facilities.</p>
2.2	<p>We have heard from local people during multiple consultations in recent years that council homes are in poor condition and that residents have felt not enough investment has been put into homes and community facilities in north Cambridge.</p>
2.3	<p>It is unaffordable for the council to always refurbish ageing council homes that are in poor condition, with damp and mould, fire and safety risks, and coming to the end of their life. Investing in regenerating these estates can be the best way to provide current and future council tenants with high-quality homes, which is the council's ongoing mission as we work to improve accommodation standards for current tenants, and build high-quality homes to help address shortage of affordable homes in the city.</p>
2.4	<p>The council has a strong track record of supporting both tenants and home owners to move out of ageing homes as part of regeneration projects like this. Every household is provided with bespoke 1-2-1 support, which includes compensation as well as practical and financial support to find and move into a suitable new home, taking each household's unique circumstances into account.</p>
2.5	<p>To be able to afford to build council homes and community facilities we need government funding. The government has made a commitment to build more homes, including more affordable homes. The new 2026-2036 Social and Affordable Homes Programme (SAHP) has a core to maximise supply – particularly of Social Rent homes.</p> <p>This autumn, the council will be making an application to Homes England to bid for strategic partnership to deliver more council homes with grant funding.</p> <p>This report outlines how the council can ensure it is well placed to secure grant funding to deliver more council homes.</p>

2.6	<p>The council, through its partnership with Hill – the Cambridge Investment Partnership (CIP) - delivers 75% of affordable homes within the city. Recently, CIP delivered its 1000th home, including 650+ net new council homes, and has been a top ten council house builder for the last two years.</p> <p>Delivering more affordable homes to meet the growth of Cambridge has been made more challenging as a result of the government's decision not to fund the relocation of Anglian Water's Waste Water Treatment Plant. This means that the Hartree development on the current site will not be able to be delivered, including over 2000 affordable homes.</p>
2.7	<p>At Housing Scrutiny Committee (HSC) on 17th September 2024 approval was given to develop a corporate vision for north Cambridge - the <i>Framework for Change</i> - to guide potential estate redevelopment or refurbishment, and land development within the proposed North Cambridge Design Code area. The North Cambridge Neighbourhoods Design Code was officially adopted as a Special Planning Document (SPD) in April 2025. This corporate vision for north Cambridge will be referred to as the <i>Framework for Change</i> throughout the report.</p>
2.8	<p>The Consultation on the <i>Framework for Change</i> took place in May/June 2025 and the Engagement Report - Appendix 1 - reports the following</p> <p>Older Council Housing Estates Feedback highlighted antisocial behaviour and safety concerns, poor insulation, damp, mould, and outdated facilities. Residents emphasised the need for any new housing to be high-quality and affordable, as well as preserving the character of the area.</p> <p>Arbury Court and Community Facilities Feedback from residents was that Arbury Court is valued but seen as outdated and underused. Residents want modernised facilities, better maintenance, more diverse shops and social spaces, and improved safety and accessibility. While there's support for regeneration, there are concerns about losing existing traders and services.</p> <p>Parks and Open Space Residents value green spaces but seek better access, safety, and maintenance. There's strong demand for improved facilities for children and young people, more inclusive and accessible design, and actions to boost biodiversity and climate resilience.</p> <p>Streets and Travel Cyclist and pedestrian safety are major concerns, with several dangerous roads highlighted. Residents report traffic congestion, poor parking (especially near schools), and limited public transport links. While many prefer active travel options, they want more practical infrastructure to support walking and cycling.</p>

2.9	<p>Appendix 2 - North Cambridge Framework Report by PRP is the design response that puts forward proposals on wider opportunities and identified focus areas.</p> <p>The Framework is a high-level vision for North Cambridge focusing on Arbury Court, Kingsway and Brackley Close, Arbury Town Park, Pulley Park, and Nun's Way Recreation Ground. For each focus area, site-specific analyses and opportunity assessments informed a design rationale, enabling the formulation of high-level proposals.</p> <p>This Framework is driven by three key elements: an urban and context analysis of the area, community feedback, and general principles for the area set in the Cambridge Neighbourhoods Design Code for Arbury, King's Hedges, and parts of West Chesterton Supplementary Planning Document (2025)</p>
2.10	<p>Following feedback from the May/June consultation and building upon the design response from PRP the council is proposing to consult further from 11th November till 16th December on:</p> <ol style="list-style-type: none"> 1. investment proposals for the redevelopment of Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way; 2. the launch of Shaping North Cambridge with the development of a programme of placemaking proposals in the local community; 3. proposals to enable modular homes with It Takes a City 4. feedback on the council's corporate vision for <i>North Cambridge – the Framework for Change</i>
2.11	<p>The Greater Cambridge Shared Planning Service will also carry out the next stage of consultation on the emerging Local Plan covering the whole of Cambridge and South Cambridgeshire. This will be a distinct exercise from the consultations proposed in this report.</p>

2.12

Arbury Court

The council will consult on investment proposals to redevelop Arbury Court is an opportunity to unlock vital new homes in the north of the city – with 213 new homes proposed, including 107 council homes - while acknowledging what works well currently and rethinking how to provide better community facilities and services in a regenerated Arbury Court, including a new park and play area, reprovision of the library and the Sikh temple.

The inclusion and reprovision of the library and the Sikh temple will require agreement with Cambridgeshire County Council and Cambridge Gurdwara respectively. Discussions are continuing. There is also potential for the delivery of up to 200 further new homes, including 100 council homes, on part of the neighbouring North Cambridge Academy site. The council is in dialogue with Meridian Trust and Cambridgeshire County Council.

As with all other council regeneration projects in Cambridge, any tenants who would be required to move out of their home would be supported with financial compensation, logistical and financial help to move, and high-priority access to find the right council home in Cambridge for them, including brand new homes. Similarly, the 10 leaseholders at Arbury Court would be supported through the process of selling their home and buying a suitable new home.

Proposals also include a commitment from the council to ensure that all current commercial tenants will be able to trade throughout the development process, maintaining business continuity and ensuring that services remain available to the community during the transition period. The proposals also include a commitment to a park / play area continuing to be available throughout any development period.

The total estimated cost to the Council for the delivery of this scheme is £38.2 million including all site assembly, construction costs, professional fees and further associated fees

2.13	<p>Kingsway, parts of Brackley Close, Rutland Close and Verulam Way</p> <p>At the same time the council will also consult on investment proposals for Kingsway, parts of Brackley Close, Rutland Close and Verulam Way which would similarly see approximately 197 new homes built, including at least 99 council homes, with a new park being proposed to replace the existing open space. The project team will look to deliver net gain of council homes.</p> <p>As with all other council regeneration projects in Cambridge, any tenants who would be required to move out of their home would be supported with financial compensation, logistical and financial help to move, and high-priority access to find the right council home in Cambridge for them, including brand new homes.</p> <p>The proposal also includes plans to buy back 41 privately owned homes to unlock the site, to enable the council to build higher-quality new council homes. Not buying these homes would substantially limit the council's ability to redevelop the site. The council is in direct contact with all home owners to discuss the proposals on a 1-2-1 basis, including talking through the compensation, and logistical and financial support to purchase a new home.</p> <p>The total estimated cost to the Council for delivering this project is £43m including all site assembly, construction costs, professional fees and further associated fees</p>
2.14	<p>Shaping North Cambridge Project</p> <p>The Council's Communities Team has established the 'Shaping North Cambridge' project to build on the consultation findings and develop a programme of placemaking proposals within local communities in North Cambridge. This will be an ongoing project and will be launched in November during the next consultation</p> <p>A place-based neighbourhood approach will be led by Communities Group, overseeing a programme of works to ensure the community can continue to influence decision making and where possible, community led ideas can be driven locally. This work is already underway with funding and investment being provided to local community and voluntary sector and is in progress in close collaboration with a broad set of internal and external key stakeholders services within the council, county council, local NHS, schools and community safety partnership.</p>
2.15	<p>Woodhouse Way Modular Homes</p> <p>Taking a place-making approach in the north of the city also means we are proposing to provide six new modular homes on Woodhouse Way to support people making the difficult move away from rough sleeping into permanent accommodation.</p> <p>The location of the modular homes is shown at Appendix 8. The design will take into account existing access routes used by local residents.</p>

2.16	<p>If councillors approve the plans in this report, a further consultation will run during November and December 2025 to seek feedback from local people on the proposals. The proposals are likely to evolve ahead of any planning application for Arbury Court being submitted in September 2026 at the earliest.</p> <p>Once the Arbury Court planning application has been submitted, affected council tenants in Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way would all be given highest priority to start bidding on council homes of their choice, including any newly built council homes. The council will open negotiations with leaseholders and freeholders once the planning application has been submitted. We will contact every household to provide bespoke 1-2-1 support and consider individual circumstances.</p> <p>In accordance with the motion passed by the Council in July 2025, the council is committed to ensure that any commercial tenants are able to trade throughout any redevelopment period.</p>
3	Alternative options considered
3.1	<p>Do nothing:</p> <p>Much of the area is covered by the North Cambridge Design Code. This is an important document to guide future thinking and investment, but a code does not, in itself, deliver investment and change. Some of the estates across Arbury and King's Hedges are ageing and approaching the end of their design life. Redevelopment and refurbishment options need to be considered. A report to Housing Scrutiny Committee (HSC) in January 2022 (22/8/HSC) identified the need to address issues at Kingsway. Arbury Court is also in need of investment. Doing nothing would also fail to identify opportunities to provide new homes.</p>

3.2	<p>Issue by issue and estate by estate:</p> <p>This approach is possible but would not deliver a coherent placemaking approach. The issues identified draw in a wide range of agencies but a placemaking approach can bring greater coherence and link these to investment.</p> <p>The ageing estates in some cases present challenges to the viability of both refurbishment and redevelopment. Estate by estate, opportunities to develop viable packages of schemes may be lost. A broader approach can offer greater flexibility to meet these challenges. This is important if the supply of new affordable housing is to be achieved in the context of the viability challenges.</p> <p>Arbury Court is just one part of an important District Centre providing retail and a library alongside neighbouring community buildings – church, temple, school, doctors and dentists surgeries etc. It is important to consider it as part of that strategic whole.</p>
4	<p>Background and key issues</p>
4.1	<p>At HSC on 17th September 2024 approval was given to develop a <i>Framework for Change</i> as a Corporate Vision to guide potential estate redevelopment or refurbishment, and land development within the proposed North Cambridge Design Code area (24/43/HC). It highlighted Arbury Court's importance as a local centre and the wider issue of ageing estates. The Executive Councillor also noted that commercial lease negotiations at Arbury Court is now reflecting its potential role as a future District Centre.</p>
4.2	<p>Commencement of work on <i>Framework for Change</i> through the Cambridge Investment Partnership was approved by Housing Scrutiny Committee in September 2024</p>
4.3	<p>CIP appointed PRP Architects through a competitive tender process to develop the <i>Framework for Change</i> and ECF to lead the consultation process. Additional engagement activities were also carried out by Council officers. This included meetings with commercial tenants, a door-to-door survey of residents at Arbury Court and Backley Close and a meeting held at Arbury Community centre for Arbury Court residents.</p> <p>It should be noted that a resident consultation event was held at Kingsway in November 2021. The outcome of the consultation was reported to HSC in January 2022. At the time, the decision taken at HSC was to prioritise the redevelopment of Hanover Court and Princess Court to take advantage of the decant opportunities arising from the CIP schemes at Mill Road and Cromwell Road.</p>
4.4	<p>Attached as Appendix 2 is the <i>Framework for Change</i> Report. This report sets a framework for regeneration and development of North Cambridge and is intended to guide coordinated place making efforts across the area.</p>

4.5	The interim report proposals are derived from the consultation feedback, urban design and context analysis and North Cambridge Neighbourhoods Design Code. It puts forward initial key suggestion on wider opportunities and identified focus areas. Many of the focus areas require further work including input from other Council teams. Separate proposals are presented within this report for priority sites.
4.6	North Cambridge Neighbourhoods Design Code
4.6.1	<p>The <i>Framework for Change</i> follows on from the North Cambridge Neighbourhoods Design Code which was officially adopted as SPD in April 2025. The Design Code identified the following principles:</p> <ul style="list-style-type: none"> • Make Space for Nature: • Prioritise Walking and Cycling: • Thriving Public Spaces: • Enhance Character: • Increase Sustainability:
4.6.2	As an SPD the Design Code states that it “will build upon and provide more detailed guidance on how to apply policies in the adopted Cambridge City Council Local Plan 2018”.
4.6.3	The Design Code notes: “Developing this pilot area code without specific proposal, has highlighted the need for an overarching spatial framework for the area that takes forward the principles and priorities identified in the design code, working closely with the local community through focused and collaborative plan making.”
4.6.4	The Design Code notes that many of the estate buildings have reached or will soon be reaching the end of their design life. It notes the opportunity to improve design and provide better homes through redevelopment and the need to consider the sustainability implications of this. It does not identify the estates in question, and it does not directly address the need for additional homes, particularly affordable homes, but this remains a key Council priority. The level of Council ownership of land and buildings is a key factor in identifying deliverable outcomes.
4.6.5	In establishing the process to create the <i>Framework for Change</i> it was recognised that “large parts of the area are settled housing which will not be part of any redevelopment. However, work is needed to ensure a co-ordinated place-making approach.”
4.6.6	<p>The Framework focusses on four areas to create this place-making approach while focussing on key Council priorities and deliverable outcomes.</p> <ol style="list-style-type: none"> 1) Older council housing estates 2) Open and green spaces 3) Arbury Court and the surrounding community facilities 4) Streets and travel

4.6.7	<p>The Design Code area was taken as the starting point, but adjustments were made to study area to reflect key influences by major neighbouring developments and any emerging proposals:</p> <ol style="list-style-type: none"> 1) East Chesterton which adjoins the North East Cambridge Area Action Plan (NECAAP) was included . 2) Area west of Histon Road mostly influenced by Darwin Green, was excluded. 3) Noting the central importance of Arbury Town Centre, the neighbouring area of West Chesterton Ward was included.
4.6.8	<p>Where the boundary of the Framework area sits against the North East Cambridge Area Action Plan (NECAAP), the boundary of NECAAP was followed . The recent Central Government decision on Hartree has raised new questions, and proposals for the area of East Chesterton included in the Framework will need to be considered in that context.</p>
4.7	<p>Consultation, engagement and communication</p>
4.7.1	<p>The first consultation was carried out from 7th May to 18th June 2025 and focused on four main aspects, grounded in principles set by design code:</p> <ol style="list-style-type: none"> 1) Older council housing estates 2) Green and open Spaces 3) Arbury Court and the surrounding community facilities 4) Streets and travel
4.7.2	<p>The engagement process carried out was based on a robust engagement strategy and stakeholder mapping, involving 1-2-1 sessions, workshops, door knocking, targeted group sessions, pop-ups, surveys and online platforms to ensure broad and inclusive participation.</p>
4.8	<p>Outcomes of the Consultation</p> <p>The Engagement Report is presented in Appendix 1. The main outcomes of the consultation for each of the four specific areas are as below:</p>

<p>4.8.1</p>	<p>Older Council Housing Estates</p> <p>Many older estates suffer from poor insulation, damp, mould, and outdated facilities, leading to cold homes and high heating costs. Some flats lack suitability for families, with issues around noise, storage, and absence of private outdoor spaces. Key concerns include antisocial behaviour and safety</p> <p>Residents emphasised the need for any new housing to be high-quality and affordable, as well as preserving the character of the area and avoiding generic design. There is anxiety amongst some residents about potential redevelopment of council estate with the assumption that this may lead to displacement, rent increases, and loss of community spirit.</p> <p>It should be noted that the previous consultation on Kingsway in in 2021 showed 85% of those who did respond considered that the estate was in need of regeneration.</p>
<p>4.8.2</p>	<p>Parks and Open Spaces</p> <p>Residents value green spaces but seek better access, safety, and maintenance. There's strong demand for improved facilities for children and young people, more inclusive and accessible design, and actions to boost biodiversity and climate resilience.</p>

4.8.3	<p>Arbury Court and Community Facilities</p> <p>Arbury Court is valued locally but also seen as outdated and underused. Residents want modernised facilities, better maintenance, more diverse shops and social spaces, and improved safety and accessibility. While there's support for regeneration, there are concerns about losing existing traders and services.</p> <p>Ahead of the official consultation launch in May 2025, officers prioritised early engagement with commercial tenants trading from Arbury Court and individual meetings were offered to discuss specific circumstances and concerns on Friday 11th April and Monday 14th April.</p> <p>A general drop-in session for commercial leaseholders was also held on Thursday 24th April at The Meadows Community Centre. Ward councillors from Arbury, King's Hedges, East Chesterton and West Chesterton were invited. The session was attended by Cllr Gerri Bird, Cabinet Member for Housing, alongside officers from the Development and Property teams. Attendees included five traders. Two traders also participated in further community workshops, raising specific questions which were discussed and responded to.</p> <p>The main issues raised by traders have been:</p> <ul style="list-style-type: none"> • A desire for business continuity and interim arrangements during possible development • impact of uncertainty, a clear and firm decision-making timeline requested • rent levels in the possible new development. <p>Overall feedback from the first round of public consultation focussed on the centre as a commercial centre and a focal point for the area. The feedback highlights that while some shops are highly valued, there is a clear opportunity to improve Arbury Court with a more attractive offer. To assist the council, officers have commissioned a study on the current commercial offer and its future potential. This process includes engagement with the current commercial tenants which is ongoing.</p>
4.8.4	<p>Streets and Travel Cyclist and pedestrian safety are major concerns, with several dangerous roads highlighted. Residents report traffic congestion, poor parking (especially near schools), and limited public transport links. While many prefer active travel options, they want more practical infrastructure to support walking and cycling.</p>
5	<p>Proposals</p>

5.1	<p>There will be further consultation carried out through 11th November till 16th December on:</p> <ol style="list-style-type: none"> 1) investment proposals for the redevelopment of Arbury Court, Kingsway, parts of Brackley Close, Rutland Close and Verulam Way; 2) the launch of Shaping North Cambridge with the development of a programme of placemaking proposals in the local community; 3) proposals to enable modular homes for It Takes a City 4) feedback on the council's corporate vision for <i>north Cambridge – the Framework for Change</i>.
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5.2	<p>Arbury Court</p> <p>The council will consult on investment in a mixed tenure regeneration proposal project providing up to 213 new homes with 107 council homes (50% of total), new commercial units, and play area. Appendix 3 shows the outline boundary for the proposed development.</p> <p>The inclusion and reprovision of the library and the Sikh temple will require agreement with Cambridgeshire County Council and Cambridge Gurdwara respectively. Discussions are continuing. There is also potential for the delivery of up to 200 (potentially 100 council homes) further new homes on part of the neighbouring North Cambridge Academy site. The council is in dialogue with the Meridian Trust and the County Council who own the site. Ownership is demonstrated the Appendix 4</p> <p>Community facilities form an integral part of the regeneration plans. A new Gurdwara temple and library will be developed while retail and commercial opportunities will also be included, with the same amount of commercial space to be re-provided. To assist the council, officers have commissioned a study on the current commercial offer and its future potential.</p> <p>Proposals include a commitment from the council to ensure that all current commercial tenants will be able to trade maintaining business continuity throughout the development process ensuring that services remain available to the community during the transition period. In addition, the council will ensure that the community will always have access to a play area during construction.</p> <p>A key feature of the scheme is the reprovision of open space through the creation of a new green space and park in the middle of the site which will support biodiversity and strengthening the sense of place within the neighbourhood.</p>
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The total estimated cost to the Council for the delivery of this scheme is £38.2 million.

5.3

Kingsway, parts of Brackley Close, Rutland Close and Verulam Way

At the same time the council will also consult on investment proposals to deliver approximately 197 new homes including 99 council homes (52% of the total) replacing the older housing estates at Kingsway, parts of Brackley Close, Rutland Close and Verulam Way. Appendix 5 shows outline boundary for the proposed development

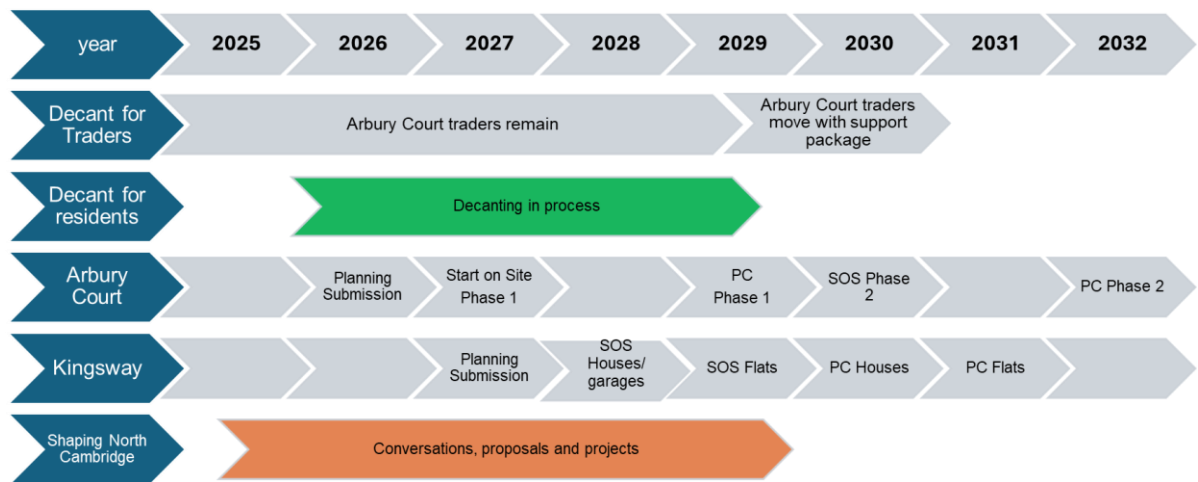
Kingsway and Brackley Close have been under review as part of Cambridge City Council's wider estate regeneration agenda. While piecemeal improvements and small conversions are extending the life of the estates, redevelopment is still seen by many as the most sustainable option.



The total estimated cost to the Council for delivering this project is £43 million

5.4	<p>Woodhouse Way Modular Homes</p> <p>The project involves the delivery of six modular homes for former Rough Sleepers on existing garage sites at Woodhouse Way. The site has been identified followed by the success of the modular homes delivered in other parts of the city and scheme is designed to optimise underused land (garages) while retaining rear access for surrounding homes to minimise disruption to existing residents.</p> <p>The modular homes are proposed to be delivered in partnership with <i>It Takes a City</i>, with Council involvement limited to guidance, and legal and administrative oversight. £10,000 to be allocated out of the approved new build housing budget to the project.</p>
5.5	<p>Shaping North Cambridge Project</p> <p>The first round of consultation highlighted a wide range of important issues and priorities raised by the community. While regeneration provides an opportunity to respond to some of these matters, it is clear that not all suggestions or concerns can be addressed solely through this process.</p> <p>In recognition, the Council's Communities Team has established the 'Shaping North Cambridge' project to develop a programme of placemaking proposals in the local community</p> <p>The Shaping North Cambridge project will:</p> <ol style="list-style-type: none"> 1) Manage placemaking proposals that involve multiple council teams and other agencies 2) Aggregate and "crowd in" multiple funding streams including s106 funding 3) develop and expand existing programmes of community involvement 4) Co-ordinate, monitor and promote progress
5.6	<p>Consultation</p> <p>The second stage for consultation is planned from 11th November to 16th December. Consultation with affected tenants, leaseholders (residential and commercial) and freeholders will continue in parallel alongside the second stage of the public consultation for the North Cambridge Framework For Change.</p> <p>The consultation process is summarised in the table below.</p>

5.6.1



5.6.2	<p>Tenants, leaseholders and freeholders affected the proposal have been written to with dates of events of drop ins. There will be liaison groups established from November.</p> <p>The broad public consultations will include surveys, events, drop-ins, webinar, targeted outreach, schools, door knocking, youth workers, disability group, harder-to-reach groups as well as area-based community workshops and stakeholder meetings .The main activities are outlined below:</p> <p>Second Stage of Public Consultation on Framework For Change - Main Events:</p> <p>Survey - Live from 11th November to 26th December (hard copies available at Arbury Court Library- John bike Shop and Meadows Community Centre)</p> <p>Drop in events/workshops:</p> <ul style="list-style-type: none"> • Drop-in 1 : Monday 17 November, Arbury Community Centre from 5.30-7.00pm • Drop-in 2: Saturday 22 November, Meadows Community Centre from 11.00am-12:30pm • Drop-in 3: 1 December, Browns Field Community Centre from 5.30-7.00pm <p>Webinar: Thursday, 27 November from 6.00-7.30pm</p> <p>Planned community engagement will include activities below and detailed information will be uploaded to https://engage.cambridge.gov.uk/en-GB/folders/north-cambridge-framework-for-change</p> <ul style="list-style-type: none"> • Targeted door knocking • Pop ups at NCA, North Cambridge Station and Arbury Court • Youth and Accessibility workshops • Idea Exchange events • 1-2-1 stakeholder meetings • Meetings with Commercial tenants
5.7	Decant proposals

5.7.1	It is proposed to offer emergency banding to all affected council tenants from the planning submission of Arbury Court targeting September 2026. From this date, all tenants at Kingsway, parts of Brackley Close, Rutland Close and Verulam Way and Arbury are given highest priority on the Council's choice-based lettings system (Home-Link). The emergency banding status will be applied to all existing secure tenant applications and support will be offered to all secure tenants who are not yet registered on Home-Link.																														
5.7.2	<p>The tenure breakdown is set out below:</p> <table><tr><th>Estate area</th><th>Ownership</th><th>Numbers</th></tr><tr><td rowspan="2">Arbury Court</td><td>Tenants</td><td>21</td></tr><tr><td>Leasehold</td><td>10</td></tr><tr><td></td><td></td><td></td></tr><tr><td rowspan="3">Kingsway, parts of Brackley Close, Rutland Close and Verulam Way</td><td>Tenants</td><td>133</td></tr><tr><td>Leasehold</td><td>36</td></tr><tr><td>Freehold</td><td>5</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td>Total number of tenants</td><td>154</td></tr><tr><td></td><td>Total leaseholders</td><td>46</td></tr><tr><td></td><td>Total freeholders</td><td>5</td></tr></table>	Estate area	Ownership	Numbers	Arbury Court	Tenants	21	Leasehold	10				Kingsway, parts of Brackley Close, Rutland Close and Verulam Way	Tenants	133	Leasehold	36	Freehold	5					Total number of tenants	154		Total leaseholders	46		Total freeholders	5
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5.7.3	The decant programme will allow sufficient time to ensure that all tenants can move to an eligible property of their choosing. This will include existing council stock and forthcoming new build developments.																														

5.7.4	<p>Tenants will have</p> <ol style="list-style-type: none"> 1. a right to return. It is proposed to arrange visits for tenants to view Council properties which have been developed in recent years. 2. are given highest priority on the Council's choice-based lettings system (Home-Link). The emergency banding status will be applied to all existing secure tenant applications from the date of Arbury Court planning submission 3. will be advised how to make an application if not registered on Home-Link and support will be provided where required. One form of identification must be submitted with the application and processing will be undertaken on a fast-track basis within an approximate three-week timescale. 4. Bedroom eligibility assessed at point of application and will be in accordance with the Council's Lettings Policy. 5. emergency banding status applied one year after their tenancy start date if they are introductory tenants 6. receive statutory £8,100 home-loss payment once they have moved, less any housing-related debts. An additional initial £1,250 payment will be made to cover moving expenses. These amounts will be guided by updates in legislation.
5.7.5	<p>Shortlisting of applicants that have placed bids on properties will be undertaken in the following order:</p> <ol style="list-style-type: none"> 1) Earliest redevelopment 'start on site' date (should tenants decanting from more than one estate place a bid) 2) Home-Link application priority date 3) Special consideration will be given to applicants where there is damp, condensation and mould (DCM) in the property that has been inspected by the council. Priority for shortlisting of council properties will be allocated based on severity of the DCM and the age and vulnerability of household members. These cases may supersede the two priority categories listed above.
5.8	Leaseholder and Freeholder Decant
5.8.1	<p>Leasehold and freehold property owners will be offered market rate for their homes based on a property valuation by a RICS (Royal Institution of Chartered Surveyors) valuer. In addition, statutory compensation payments are made (10% of property value if resident in the property, 7.5% for those non-resident) alongside reasonable disturbance costs.</p>

5.8.2	The Council will need to buy back 46 leasehold and 5 freehold properties to redevelop the sites. This will be undertaken through negotiation with property owners however if these negotiations are unsuccessful the only route available to the Council will be to instigate a Compulsory Purchase Order ("CPO"). The CPO will be considered a last resort action, and all efforts will be made to purchase both leasehold and freehold interests through agreement.
5.8.3	It is recognised that sale prices of new-build properties on the site may be beyond the means of some leaseholders and freeholders. Consideration will be given to a shared equity option for displaced resident leaseholders and freeholders where this is necessary to make their return to the estate possible financially or to move to a similar property advertised on the open market.
5.8.4	Private tenants of leaseholders and freeholders will be contacted as part of the council's engagement with estate residents during the decanting process. This may include assistance from the council's Housing Advice Service on the options available based on individual circumstances.
5.9	Demolition Notices
5.9.1	Service of Initial Demolition Notices under the Housing Act 1985 suspends the Right to Buy ("RTB"). This removes the Council's obligation to complete RTB sales for a maximum period of seven years while the notice is in place. Should the Council not proceed with demolition, tenants are able to request compensation arising from not being able to exercise their RTB during this period.
5.9.2	The report proposes that the Assistant Director of Development is authorised to serve Demolition Notices. Service of Initial Demolition Notices under the Housing Act 1985 suspends the Right to Buy ("RTB"). This removes the Council's obligation to complete RTB sales for a maximum period of seven years while the notice is in place. Should the Council not proceed with demolition, tenants are able to request compensation arising from not being able to exercise their RTB during this period.

5.10	<p>Estate Management</p> <p>Tenants will be provided with guidance on the repairs that will be carried out during the decant period.</p> <p>Following decant, all properties will be assessed for use as temporary accommodation. Should this not be feasible, hoardings will be installed to windows and entrance doors to increase safety and security.</p>
6	<p>Corporate Plan</p>
6.1	<p>The council's Corporate Plan for 2022-2027 sets out 4 key priorities.</p> <ol style="list-style-type: none"> 1) Leading Cambridge's response to the climate and biodiversity emergencies and creating a net zero council by 2030; 2) Tackling poverty and inequality and helping people in the greatest need; 3) Building a new generation of council and affordable homes and reducing homelessness; 4) Modernising the council to lead a greener city that is fair for all <p>.</p>
6.2	<p>In response to this the Framework for North Cambridge paves the way for:</p> <ol style="list-style-type: none"> 1) A more sustainable built environment – both residential and commercial buildings 2) Investment in an area which includes some of the most deprived LSOAs in Cambridge 3) Building new council homes 4) A process - 'Shaping North Cambridge' to promote a local, place-based approach to the Council's work including measures to encourage environmentally friendly forms of travel and improved green spaces
7	<p>Implications</p>

7.1	Relevant risks			
	Risk description	Severity (1 = little, 5 = huge)	Likelihood (1= low, 5= high)	Mitigation
	Low level of involvement or negative responses to the process.	3	3	Communication consultant appointed to conduct a variety of exercises including workshops, 121 meetings with key stakeholders, , etc. Drop-in sessions arranged and door-knocking considering hard to reach sections of community, working closely with CCC Community and Comms team
	Residents/commercial units being impacted by uncertainty delays to programme	3	2	Liaising with CCC Asset Management on prioritizing the planned works and with Property Services on renewing the commercial units' leases. Early communication with residents and commercial units.
	Risk that public consultations may result in unrealistic expectations for rapid and significant action, leading to disappointment when these expectations cannot be met.	3	3	Clear communication about the process, its limits and its timescales. Clarity about the relationship between the Design Code and the Framework and the County and City remits. Process in place to take forward place-based approach.
	Risk of delay to programme due to design team not meeting the planning submission target of January 2026	2	3	Set clear deadlines for design progression and pre-application meetings with the planning officers.
	Risk that the outcome is schemes that are not affordable or viable	4	4	Attention to viability, the likely level of resources, and acknowledge need for Homes England funding. Consideration of a broader area to create greater flexibility - noting the portfolio approach
	Risk of abortive costs where schemes do not proceed	3	3	Effective management of the process to ensure good value and delivery at each stage.
	Commercial Units business continuity being affected by possible redevelopment	4	4	A commercial study has been commissioned early and continuous engagement with Traders has been carried out and is continuing

	Local Heritage Listing - Arbury Court nomination	3	4	Consultant appointed to assess nomination and advise on implications for project design and delivery
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7.2	Financial Implications The opportunities will be considered in the context of the financial constraints faced by the Council and the need for schemes to be financially viable
7.3	Approval is sought for Arbury Court and Kingsway, parts of Brackley Close, Rutland Close and Verulam Way scheme be included in the Housing Capital Programme, with an indicative capital budget of £81.2m subject to Homes England Funding to cover all site assembly, construction costs, professional fees and further associated fees, to deliver a mixed tenure housing scheme which meets the identified need in Cambridge. Budget will be drawn down from the sum already earmarked and approved for investment in new homes
7.3.1	<p>If developed by CIP as a mixed tenure scheme a Project Plan will be subject to approval by the CIP Board and assumes:</p> <ol style="list-style-type: none"> 1) A land transfer to CIP subject to an independent valuation prior to transfer. 2) 40% of the costs being met by equity provided by the CIP partners (that is 20% Council and 20% Hill Investment Partnership). This equity investment by the council will be subject to formal approval in the 2025 General Fund Medium Term Financial Strategy. 3) The residual 60% being met by borrowings, as agreed by partners. If the council are to finance this scheme this will be to be subject to formal approval in the 2025 General Fund Medium Term Financial Strategy. The indicative interest is 3.5% above five-year gilts, but the rate will be fixed once planning permission has been achieved. The current appraisal has 5% for equity finance and 7% for debt financing. 4) Target Profit of 17.5%, shared 50:50 5) The appraisal assumes a gross cost per unit to be paid by the Council's HRA for purchased homes to ensure relevant value provision to HRA, discounted by the Council's share of the above profit, recognising this is an HRA land site. The purchase cost will be at a value validated by an independent valuer. 6) As this is a land purchase on an HRA site the CIP Board will be approving an AHA agreement that includes the council's share of the projected CIP profit to be deducted from the AHA payments. In the event the profit is not realised then the Council (via the HRA) will, in the agreement, be liable to pay the full AHA amount. The council has sought legal advice to ensure this arrangement is appropriate.
7.3.2	The council has a duty to explore best value and will consider alternative development options to ensure viability for the council.
7.4	Legal Implications

7.4.1	Proposals in the scheme may affect commercial tenants of Council properties and residential tenants, leaseholders and other property owners. The Council seeks advice on these issues on a regular basis. At this stage proposals will be very high level and the Council see seek to ensure that the process and any proposals are effectively communicated and that there are consultation opportunities. The process will be taken into account in discussions with commercial tenants.
7.5	Equalities and socio-economic Implications
7.5.1	Please see appendix 6 and 7 for EQIA report
7.6	Climate Change and Environmental implications
7.6.1	The design ambition is to deliver all affordable units on the scheme to low energy standards close to Passivhaus levels of sustainability performance and to be gas free. There are also sustainability targets for water, biodiversity, car park ratios which are all significant improvements on the current Local Plan. This will follow principles of the updated Sustainable Housing Design Guide (SHDG) which was approved at September 2024 HSC.

7.6.2

The sustainability targets for the affordable portion of this site are set out on the matrix below. The scheme is at design stage and the actual performance of the building/detail will be developed over time against this aspiration. There may be financial, viability or technical constraints which will mean the exact targets set out cannot be met; they may also be exceeded.

SHDG Range of Targets		This Development targets
	Local Plan	Passivhaus or equivalent level of sustainability
Units		206
PHPP kWh/m ²	65	Up to 40 kWh.m2 space heating for CamStandard
Water l/d	110	<99 targeting 90
Biodiversity Net gain	10%	20%
Car Parking ratios across schemes	0.7-0.9	<0.5 per affordable dwelling
Are there technical constraints?	PHPP: This scheme will aim to deliver CamStandard	
	Water: The target is 90lppd but the detailed design to deliver this has not yet been developed.	
	Biodiversity: A 20% improvement is being targeted	
	Car Parking: Car parking provision for residential is below 0.5	
Are there financial constraints	Estimated costs have included a cost allowance for Passivhaus or equivalent standards and not certification	
Recommended Sustainability Target	CamStandard	
Additional measures included to meet Net Zero Carbon in the future	Future proofing - Measures in future are likely to include Solar PV and battery storage	

7.7

Procurement Implications

7.7.1

This scheme will be developed through the Cambridge Investment Partnership.

The project will be subject to an independent Value for Money assessment by an Employers Agent for the Council.

7.8

Community Safety Implications

7.8.1	<p>Community Safety issues were identified at Kingsway and have arisen at other estates. Secured by Design is a standard approach used to ensure that design of new homes does, as far as possible, mitigate against crime and anti-social behaviour.</p> <p>New developments are designed out crime by working to Secure by Design standards. This means that designs are checked by experts from the police service to make sure that safety and security of residents is considered in the scheme, and any adjustments to improve these are made accordingly. Safety and Security improvements to the estate will include:</p> <ul style="list-style-type: none"> • Increased overlooking • Better lighting • Internal, secure bike parking • Improved security of properties • Improved fire safety measures, such as sprinklers to all residential dwellings • Reduced carbon emissions per property • Focus on sustainable transport
8	Background documents
8.1	<ol style="list-style-type: none"> 1) HSC 21 January 2022: Appendix B Hanover Princess and Kingsway Consultation 2) HSC 18 June 2024: Update on New Build Council Housing Delivery 3) HSC 17 September 2024: Appendix5NorthCambridgeFrameworkforChangeFINAL.pdf 4) HSC 11 March 2025: Update on New Build Council Housing Delivery 5) Cambridge Neighbourhoods Design Code for Arbury, King's Hedges and parts of West Chesterton Supplementary Planning Document – 2025 6) HSC September 2024 :Sustainable Housing Design Guide
9	Appendices
9.1	<p>Appendix 1 - North Cambridge Framework for Change Engagement Report</p> <p>Appendix 2 - North Cambridge Framework for Change – a Corporate Vision Report – Link to appendix -North Cambridge Framework - Cambridge City Council</p> <p>Appendix 3- Arbury Court Outline Boundary</p> <p>Appendix 4 - Arbury Court Ownership</p> <p>Appendix 5 - Kingsway, parts of Brackley Close, Rutland Close and Verulam Way outline Boundary</p> <p>Appendix 6 - Arbury Court Redevelopment EqIA</p> <p>Appendix 7 - Kingsway, parts of Brackley Close, Rutland Close and Verulam Way EqIA</p> <p>Appendix 8- location of modular homes at land at Woodhouse Way</p>
	<p>To inspect the background papers or if you have a query on the report please contact: Benedict Binns</p> <p>Ben.binns@cambridge.gov.uk</p>

Appendix3 – Arbury Court Outline Boundary

Commercial units:

1- 5 Arbury Court, Alex Wood Road, Cambridge CB4 2JQ

16-18 Arbury Court, Alex Wood Road, Cambridge CB4 2JQ

40-48 Arbury Court, Alex Wood Road, Cambridge CB4 2JQ

50 Arbury Court, Alex Wood Road, Cambridge CB4 2JQ

Residential units: 6 to 39 Arbury Court, CB4 2JQ

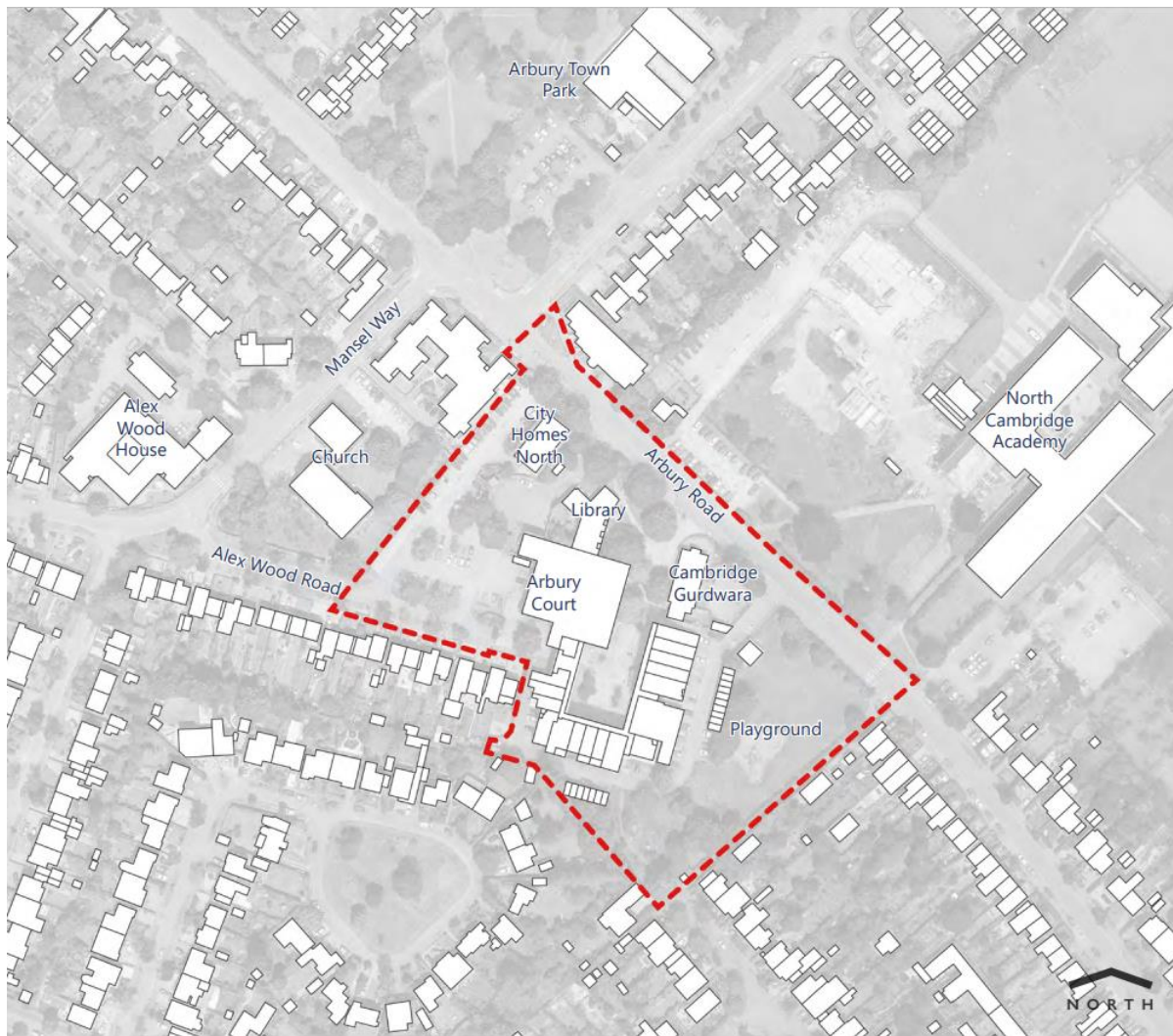
Cambridge Gurdwara, Arbury Rd, Cambridge CB4 2JQ

Arbury Court Library, 1 Arbury Court, Cambridge CB4 2JQ

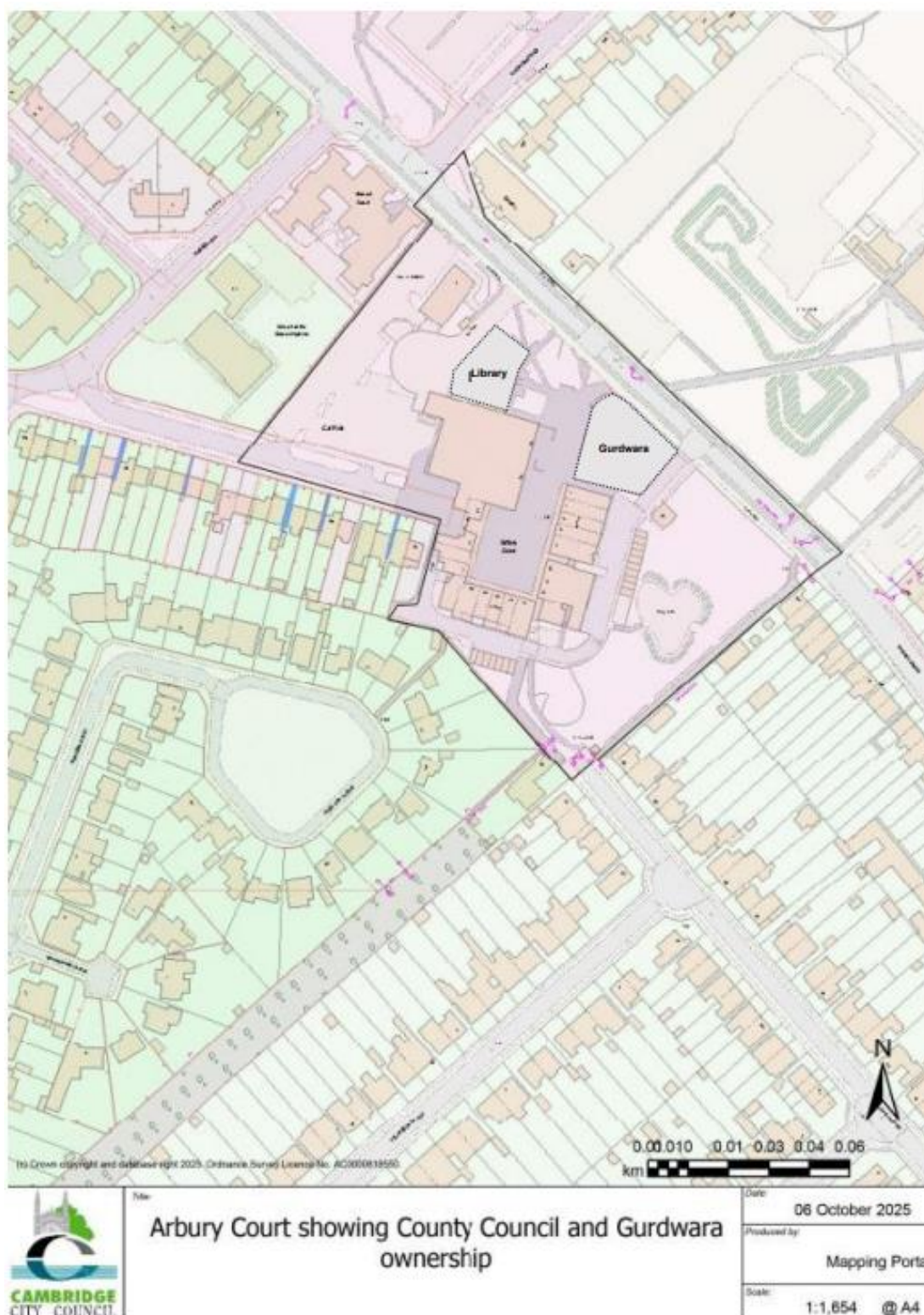
City homes North building, 171 Arbury Road , CB4 2YG

Arbury Court Parking space and associated land and garages

Greenspace and playground



Appendix 4 – Arbury Court Ownership



Appendix5 –



1 to 130 Kingsway, CB4 2EW
1 to 23 odds Brackley Close, CB4 2JW
1a to 23a odds Brackley Close, CB4 2JW
30 to 36 Evens Verulam Way, CB4 2HL
30a to 36a Evens Verulam Way, CB4 2HL
41 to 51 odds Verulam Way, CB4 2HL, CB4 2HJ
1 to 11 odds Rutland Close, CB4 2HT
associated land and garages